

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE**

February 22, 2006

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, February 22nd, 2006 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President
Priscilla Bernardo Drugge, Vice-President
Betty Ann Christian, Secretary

Tim Bailey
Jeanne Etter
Dr. Ronald Holman
Judy Weis

Minnie Bollar
Scott Taylor
Tommy Hight

Vacant Seats:

One Vacant Seat

Staff Present:

Terrie Diesbourg, Director, Lake County Customer Services Division
Joan Greaney, Public Hearing Coordinator, Lake County Comprehensive Planning
Stacy Allen, Senior Planner, Lake County Planning & Development
Quinette Durkin, Property Manager, Lake County Attorneys Office

Guests Present:

Commissioner Catherine Hanson, Lake County Board of County Commissioners
Laura Knutson, Program Coordinator, Central Florida Sustainable Communities Initiative
Mark Reggentin, City of Mount Dora Planning Director
Keith Schue, Local Planning Agency Member

G. Curtis Duffield, President called the meeting to order at 3:40 p.m. and noted that a quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

TABLE OF CONTENTS

<u>AGENDA ITEM:</u>	<u>AGENDA DESCRIPTION</u>	
1	Discussion of Previous Minutes/Corrections	
2	Housekeeping Issues	
3	Discussion Building Heights/Stories	
4	Continued Discussion of FLU Policies	
5	Reminder of February 24 th LPA at 9:00AM	
6	Date of Transportation Visioning Exercise	Next meeting

Mr. Curtis Duffield introduced new meeting rules:

- Raise hands - Chair to recognize
- Comments only when recognized
- State your name for recorder
- Motions to be clearly stated- name submitter and seconded by whom

Meeting minutes from January 11th, 25th and February 8th, 2006 were submitted, corrections noted; and signed as agreed.

- Send minutes for review
- Deadline for review minutes, corrections returned
- Minutes corrections made
- Copies brought to meetings

MOTION by Scott Taylor, SECONDED by Dr. Ronald Holman to accept the minutes of January 25th and February 8th, 2006 from the Mt. Plymouth-Sorrento Advisory Committee meetings of same, after corrections were made as discussed at the February 22nd, 2006 meeting, and that copies shall henceforth be emailed to all committee members to include: Commissioner Catherine Hanson, Keith Schue and Laura Knutson for their review and to note their corrections in a specified time period, prior to final copy.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Hight, Holman, Taylor, Weiss

ABSENT: None

Mr. Tommy Hight submitted his letter of resignation, this was his last meeting. Committee members wished him the best and asked that he not resign; he did not wish to reconsider his decision, Tommy stated advance age as his reason.

MOTION by Tim Bailey, SECONDED by Priscilla Drugge to accept the resignation of Committee Member Tommy Hight from the Mt. Plymouth-Sorrento Advisory Committee membership.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Hight, Holman, Taylor, Weiss

ABSENT: None

AGAINST: None

Curtis noted proposed names to replace Sid Caruthers' member seat.

Jeanne Etter nominated Leslie Garvis, a resident on Wolf Branch Road.

Scott Taylor nominated Heather Brush, also a resident on Wolf Branch Road.

Quinette Durkin read ordinance language for membership, stating that County Manger or designee shall notify the Board of County Commissioners in writing. The BCC shall declare the member seat vacant and promptly fill such vacancies. Quinette then advised that they would notify Commissioner Hanson.

- Applications to be completed by nominees
- Applications to be given Commissioner Hanson for the Board
- Nomination for Tommy Hight's seat will be dealt with at next meeting.

Priscilla requested that all Motions be bolded in future minutes; noted by minutes-taker, Joan Greaney and agreed to by Chair.

Laura Knutson introduced a discussion on Historic Village Policy suggestions from experts:

- Handouts on Objective FLU Mt. Plymouth-Sorrento Historic Village
- Updates on Main Street District, Bullet # 7, Maximum Building Heights
 - Limited by stories not a measurement graphic displayed to show Variation that can be created through limitations placed on the number of building stories
- Different funding mechanisms
- Parking spaces vs. square footage concerns to be covered in LDR's

- Finance Mechanism
Proposed suggestions:
 - need to consider funding to realize their vision
 - have a special district such as “Municipal Taxing Service District” to fund streetscape improvements (full cut off lighting, traffic calming, sidewalks, benches, street trees) along existing development and improve levels of service for parks
 - keep funding options open by allowing Finance Mechanism in the policy language
 - Keith Schue stated that “the Comprehensive Plan is reviewed at regular intervals- update can be made later”
- Master Plan effort to be coordinated
 - Laura stressed for developments within the Main Street District for the community to realize its vision
 - lay out concept-plan- “blueprint”

Laura showed a graphic of a town center that was created in a similar situation where two rural highways meet. This was a coordinated effort between multiple developers. This graphic displays what you can do to have a walkable town center when two six-lane highways meet each other at the heart of a community.

- Possible motion opposition to wording “Finance Mechanism” Jeanne Etter
 - future discussions needed on specific financing mechanism

Solutions put forth

- suggest developers pay per their plan/ possible homeowner association responsibilities/MSTU Municipal Services Tax Unit or MSBU Municipal Services Benefits Unit/CRA
- True Village Center
 - Brian Canin advised the Committee- if they wanted a True Village Center, the minimum square footage should be 150,000 in aggregate. Committee acknowledged this.
 - Publix’s market study for 46,000 square foot store was not accepted
 - Committee recommended maximum square footage of 30,000 for the anchor store
 - Main Street corridor is just over 2 miles long
 - Priscilla Drugge requested smaller grocery language to stay in the policies
 - Scott Taylor mentioned new developers to follow rules and regulations

Scott Taylor introduced New Business:

Letter on behalf of Mt. Plymouth-Sorrento Planning Advisory Committee to the Lake County Board of County Commissioners- relating to Sorrento Springs request to City of Eustis for Central Utilities.

MOTION by Dr. Ronald Holman, SECONDED by Judy Weiss for Scott Taylor to write letter from the Mt. Plymouth-Sorrento Advisory Committee to the Lake County Board of County Commissioners for their review and amendment of the Request by Sorrento Springs Village to the City of Eustis for Central Utilities.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Hight, Holman, Taylor, Weiss

ABSENT: None

AGAINST: None

Priscilla Drugge introduced Old Business:

Employment Center District/Education discussion to be put on Agenda for MPSAC meeting of March 8th 2006.

MPSA Committee to receive copy of ordinance of the Mt. Dora JPA, which there is language on “permitted uses” within the Employment District, allowing for discussion to be held at their March 8th 2006 meeting.

Public comments:

Leslie Garvis, a resident on Wolf Branch Road area voices concerns about traffic and speeds on Wolf Branch Road. Requested lower speed limits, possible 35 MPH.

Commissioner Catherine Hanson responded that the BCC has looked at this and it is an issue. There is not a right-of-way on Wolf Branch Road, not as safe. Hope is that the truck traffic will go South and not come through Sorrento.

Tony Griggs noted that he prefers angle space parking as opposed to parallel spaces; easier to get out of.

Lou Fabrizio voiced concerns about parking and parking lots with minimum of 25 spaces.

Typical retailers will not enter into lease agreement unless they have a minimum of 5 spaces per 1000. How is the S.R.46 corridor and off-street parking going to work? He wants to develop, but not ten years down the line; more like 2008.

Keith Schue clarified that the Main Street District shall “emphasize” the use of parking in the form of individual small lots of typically twenty-five spaces or less. That is not an absolute prohibition.

Scott requests specific ideas of what we would like to see coming onto S.R. 46 into the Community.

Tim Bailey said he would like to see some white diagonal cross fencing, establish a country-look, and have some signage as you enter the Mt. Plymouth-Sorrento community.

Priscilla requested signs indicating that they were an equestrian community.

Scott requested that the Committee have a say in how the Mt. Plymouth-Sorrento entry way from S.R. 46 shall look since they live in that area.

Curtis noted that three MPSAC members would attend the February 24th, 2006 Local Planning Agency meeting to make a MPSAC Future Land Use policy recommendations presentation: Priscilla Drugge, Jeanne Etter and Betty Ann Christian.

Tim made a Motion to Adjourn, thanking Tommy Hight for four (4) years of service.

Seconded by Jeanne Etter and she also joined other committee members by adding her appreciation to Tommy Hight. Round of applause for Tommy was given.

The Chair adjourned the meeting at 5:30 p.m.

Joan M. Greaney
Public Hearing Coordinator

Betty Ann Christian
Secretary